

GOVERNMENT OF ANDHRA PRADESH

ABSTRACT

Municipal Administration & Urban Development Department – Hyderabad Metropolitan Development Authority – Change of land use from Residential Use Zone to Commercial Use Zone (Ware Housing) in Sy.No. 97(B) & (C) of Gundla Pochampally (V), Medchal (M), Ranga Reddy district to an extent of Ac. 3.36 gts.– Draft variation – Notification – Confirmation – Orders – Issued.

MUNICIPAL ADMINISTRATION AND URBAN DEVELOPMENT (I1) DEPARTMENT

G.O.Ms.No. 316 ,

Dated the 8th day of August, 2012.

Read the following:

1. From the Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Hyderabad, Letter No.4676/MP1/Plg/HMDA/2011, dated 19.07.2011.
2. Government Memo No.18913/I1/2011-1, MA&UD Department, dated 06.08.2011.
3. From the Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Hyderabad, Letter No.4674/MP1/Plg/HMDA/2011, dated 27.08.2011.
3. Government Memo No.18913/I1/2011-2, MA&UD Department, dated 05.10.2011.
4. From the Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Hyderabad, Letter No.4676/MP1/Plg/HMDA/2011, dated 13.12.2011.
5. Government Memo No.18913/I1/2011-3, MA&UD Department, dated 23.12.2011.
6. Government Memo No.18913/I1/2011-4, MA&UD Department, dated 03.02.2012.
7. From the Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Hyderabad, Letter No.4676/MP1/Plg/HMDA/2011, dated 15.05.2012 & 31.07.2012.

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ORDER:

The draft variation to the land use envisaged in the notified Master Plan / Zonal Development Plan of Yamzal Zone issued in Government Memo. 3rd read above, was published in the extraordinary issue of Andhra Pradesh Gazette No.708, dated 29.12.2011. No objections or suggestions have been received from the public within the stipulated period. It is reported by the Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Hyderabad that the applicant has paid an amount of Rs.9,46,935/- (Rupees nine lakhs forty six thousand nine hundred and thirty five only) towards development charges. Hence, the draft variation is confirmed.

2. The appended notification shall be published in the Extra-ordinary issue of Andhra Pradesh Gazette, dated **16.08.2012**.
3. The Metropolitan Commissioner, Hyderabad Metropolitan Development Authority shall publish a notice in newspapers as specified in sub-section (4) of Section 15 of HMDA Act, 2008 on or before the date of Gazette Notification and furnish the copies of same to the Government.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

B.SAM BOB
PRINCIPAL SECRETARY TO GOVERNMENT

To

The Commissioner of Printing, Stationery & Stores Purchase, Hyderabad.

The Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Hyderabad.

Copy to:

The individual through the Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Hyderabad.

The Special Officer and Competent Authority, Urban Land Ceiling, Hyderabad. (in name cover)

The District Collector, Ranga Reddy District.

Sf /Sc.

//FORWARDED::BY ORDER//

SECTION OFFICER

APPENDIX
NOTIFICATION

In exercise of the powers conferred by sub-section (1) of section 15 of Hyderabad Metropolitan Development Authority Act, 2008 (Act No. 8 of 2008), the Government hereby makes the following variation to the land use envisaged in the notified Master Plan / Zonal Development Plan of Yamzal Zone the same having been previously published in the Extra-ordinary issue of Andhra Pradesh Gazette No.14, Part-I, dated 05.01.2012 as required by sub-section (3) of the said section.

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VARIATION

The site in Sy.No. 97(B) & (C) of Gundla Pochampally (V), Medchal (M), Ranga Reddy district to an extent of Ac. 3.36 gts which is presently earmarked for Residential Use Zone in the notified Yamzal Segment Master Plan area is now proposed to be designated as Commercial use zone (Ware Housing), subject to the following conditions:

1. that the applicant shall pay balance processing fee if any to Hyderabad Metropolitan Development Authority.
2. that the applicants shall obtain prior permission from Hyderabad Metropolitan Development Authority before undertaking any development in the site under reference.
3. that the owners / applicants shall handover the areas affected under the notified roads to the local bodies at free of cost.
4. that the owners / applicants shall develop the roads free of cost as may be required by the local authority.
5. that the title and land ceiling aspects shall be scrupulously examined by the concerned authorities i.e., Urban Development Authorities / Municipal Corporations / Municipalities before issue of building permission / development permission, and it must be ensured that the best financial interests of the Government are preserved.
6. that the Change of Land Use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976.
7. that after demolition of the existing building, clearances if any required from Urban Land Ceiling authorities should be obtained before approaching the municipal authorities for obtaining permission.
8. that the above change of land use is subject to the conditions that may be applicable under Urban Land Ceiling Act and A.P. Agriculture Ceiling Act.
9. that the owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Land Ceiling Clearances etc and they will be responsible for any damage claimed by any one on account of change of land use proposed.
10. that the change of land use shall not be used as the proof of any title of the land.
11. that the Change of Land Use does not bar any public agency including Hyderabad Metropolitan Development Authority / Local Authority to acquire land for any public purpose as per Law.
12. that the owner/applicant before undertaking developmental activity in the site u/r existing buildings should be demolished.
13. that the applicant has to fulfill any other conditions as may be imposed by the Competent Authority.
14. that the applicant should handover over the area affected under 30 Mtrs road to the Local authority at free of cost.
15. that the CLU is subject to condition that 30 ft service road be insisted on both sides of the proposed 100 ft Master Plan roads where the site abuts the 100 ft Master Plan roads and the godown trucks shall use only these service roads and not disturb the through traffic and other traffic. The said service roads along the 100 ft Master Plan roads shall be implemented by the said Godowns owners at their own cost within two years.

SCHEDULE OF BOUNDARIES

NORTH: Sy.No. 97(P) (Owners land)

SOUTH: Sy.No. 69(P) of Kompally (V)

EAST : Sy.No. 97(P) (Owners land)

WEST : Existing 20 Mtrs road, which is proposed 30 Mtrs road as per Master Plan

**B.SAM BOB
PRINCIPAL SECRETARY TO GOVERNMENT**

SECTION OFFICER